

विकास योजना - हिंगणघाट (सुधारित +

वाढीव क्षेत्र)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६
चे कलम ३१(१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग,

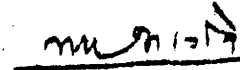
शासन निर्णय क्रमांक टिपीएस-२९०५/३२४८/प्र.क्र.१२१/२००५/नवि-९,

मंत्रालय, मुंबई : ४०० ०३२,

दिनांक : २६ एप्रिल, २००६.

शासन निर्णय :- सोबतच्या अधिसूचना व सूचना महाराष्ट्र शासनाच्या नागपूर विभाग
असाधारण राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



(मनोहर भारगवे)

कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर,

संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.

उपसंचालक, नगररचना, नागपूर विभाग, नागपूर,

जिल्हाधिकारी, वर्धा

नगर रचनाकार, वर्धा शाखा कार्यालय, वर्धा

मुख्याधिकारी, हिंगणघाट नगर परिषद, जिल्हा वर्धा

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर विभाग, नागपूर

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रात
नागपूर विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास,
संचालक नगर रचना, पुणे, उपसंचालक नगर रचना, नागपूर विभाग, नागपूर यांना पाठवाव्यात.)

कक्ष अधिकारी, कार्यासन नवि-२९ नगर विकास विभाग, मंत्रालय, मुंबई

त्यांना विनंती की, सदरहू सूचना विभागाच्या वेब साईटवर प्रसिध्द करावी.

निवडनस्ती (कार्यासन नवि-९)

GOVERNMENT OF MAHARASHTRA

**URBAN DEVELOPMENT DEPARTMENT,
MANTRALAYA, MUMBAI - 32**

Dated: 26th April, 2006

NOTIFICATION

No. TPS-2905/3248/CR-121(A)/05/UD-9

**Maharashtra
Regional &
Town
Planning
Act, 1966**

Whereas, Hinganghat Municipal Council (hereinafter referred to as the said Municipal Council) being the Planning Authority within its jurisdiction, has submitted the Draft Development Plan (Revised + Additional Area) of Hinganghat (hereinafter referred to as the said Development Plan) to the State Government under sub-section (1) of Section 30 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as the said Act) on 2/4/2002

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned by Government not later than one year from the date of receipt of the Development Plan from the Planning Authority;

And whereas, the Government has decided to extend the time limit for sanctioning the said Development Plan under Section 31(1) of the said Act from 1/3/2003 upto and inclusive of 26.4.2006.

Now, therefore, in exercise of the powers conferred under the provision of sub-section (1) of Section 31 of the said Act, the Government of Maharashtra hereby extends the period for according sanction to the said Development Plan upto and inclusive of 26.4.2006.

By order and in the name of Governor of Maharashtra.


(Manohar Bhargave)
Section Officer

GOVERNMENT OF MAHARASHTRA

URBAN DEVELOPMENT DEPARTMENT

MANTRALAYA, MUMBAI - 400 032

Dated : 26th April, 2006

NOTIFICATION

No. TPS-2905/3248/C.R.121(B)/05/UD-9

Whereas, Hinganghat Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No. 8, dated 16/2/1991 has made a declaration under section 38 read with Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to revise the sanctioned Development Plan of Hinganghat and to prepare the draft Development Plan of extended limits of Hinganghat Municipal Council (hereinafter referred to as 'the said draft Development Plan') and the notice of the said declaration was published in the Maharashtra Government Gazette Part- I A Nagpur Division supplement dated 14/4/1994 on page No. 69;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction prepared and published a Draft Development Plan of Hinganghat (Revised + Additional Area) on 22/10/1999 and published a notice to that effect in Maharashtra Government Gazette, part- I A Nagpur Division supplement, dated 2/3/2000 in accordance with the provisions of sub-section (1) of section 26 of said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act, on 1/3/2003;

And whereas, in accordance with the provisions of sub section (1) of Section 31 of the said Act, the said Development Plan is required to be sanctioned not later than one year from the date of receipt of such plan from the Planning Authority or within such further period as the Government may decide;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the Government of Maharashtra by its Notification, Urban Development No. TPS-2905/3248/CR.121(A)/05/UD-9, dated 26.4.2006 has extended the period of sanctioning the said Development Plan for further period up to and inclusive of ;

And whereas, in accordance with provisions of sub section (1) of Section 31 of the said Act, the State Government after examining the proposals of the said Development Plan and after consulting the Director of Town Planning, Maharashtra State, Pune decided to sanction the said Development Plan in part with modifications by excluding certain parts in which substantial changes have been made;

And whereas, some of the modifications proposed to be made by the Government, are of substantial nature and requires republication under Section 31 of the said Act, which are shown on the said Revised Development Plan verged in Orange colour and marked as excluded portion EP-1, EP-2, etc. (hereinafter referred to as 'the said excluded part');

Now, therefore, in exercise of the powers conferred by sub section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby;

- (a) Sanctions part of the said Development Plan of Hinganghat as submitted under Section 30 subject to the modifications mentioned in the schedule enclosed herewith and shown in Pink verge on the said Development Plan similarly the said excluded part is also shown bounded in Orange verge and numbered as EP-1, EP-2,.....
- (b) Fixes the date **15.6.2006** to be the date on which Development Plan of Hinganghat (Revised) (excluding the said Excluded Part of the Development Plan) shall come in to force.

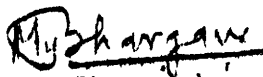
Note –

- (i) The aforesaid Development Plan of Hinganghat (Revised) (excluding the said Excluded Part) as sanctioned by the State Government with modifications shown in orange verge shall be kept open for inspection by public during working hours on all working days for a period of one month in the office of the Hinganghat Municipal Council.
- (ii) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
- (iii) The Draftsman's errors which are required to be corrected as per actual situation on site/ or as per survey record, sanctioned layout etc. shall be corrected by the Chief Officer, Municipal Council, Hinganghat after due verifications and with prior approval of Director of Town Planning, Maharashtra State, Pune.
- (iv) The reservation, designations and all other proposals which have not appeared in schedule of modifications and schedule of proposed modifications are hereby sanctioned for the respective purposes as designated in the Development Plan.
- (v) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in green colour) on Development Plan are subject to changes if layout is revised. If the layout is revised and open space is shown elsewhere in residential zone the existing open space in the layout as shown on Development Plan be treated as residential zone.
- (vi) The lands in Industrial Zone as mentioned in G-4 & G-5 above are allowed to be developed for Residential user. If the owner so desires (with prior approval of Industries Department for existing industries), the Chief Officer, Municipal Council, Hinganghat shall allow development permission for residential

use after due verifications and prior approval of the Director of Town Planning, Maharashtra State, Pune subject to following conditions -

- (A) There should be appropriate buffer zone in the form of open space of minimum 23 mt. width from the adjacent industrial boundary/ zone to be left within the land to be used for residential use.
 - (B) while sanctioning the layout apart from 10% compulsory open space 10% amenity space should be reserved.
 - (C) Before granting Development permission no objection certificate from labour commissioner should be obtained regarding no dues of workers.
- (vii) The private or rental premises designated in Public-Semipublic Zone will continue to be in this zone as long as Public Semipublic user exists, otherwise the Chief Officer, Hinganghat Municipal Council shall allow development permission on such lands considering the adjoining major user zone after due verifications and prior approval of the Director of Town Planning, Maharashtra State, Pune.
- (viii) Though some strips of lands are shown as shop line (Commercial Zone) along some roads. The commercial user should be permissible only on plots having frontage on roads having width 12.00 mtr. for more in non congested area.
- (ix) This notification is also available on Government web site www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra .



(Manohar Bhargave)
Section Officer

DEVELOPMENT PLAN OF HINGANGHAT (REVISED + ADDITIONAL AREA)
ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS-2905/3248/CR-121(B)/05AUD-9

Dated : 26/4/2006

SCHEDULE OF MODIFICATIONS

Sr. No.	Modification No.	Site No./ Survey No.	Proposals as per published Plan under Section 26 (1)	Proposals as per submitted Plan under Section 30 (1)	Modifications sanctioned by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6
1	M-1	D.P.Report Table No.8 Column No.10	Approximate Authority	Approximate Authority	Appropriate Authority.
2	M-2	Hinganghat Plot No. 158/1A, 159/2, 160/1, 160/2 etc.	Public-Semipublic Zone	Public-Semipublic Zone	Residential Zone as shown on the plan.
3	M-3	Site No. 42	Site NO.42 women welfare centre	Site No. 42 women welfare centre	Site No.42 Redesignated as 'Kalyan mandap'


 (Manohar Bhargave)
 Section Officer

GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT
MANTRALAYA, MUMBAI - 400 032
Dated : 26th April, 2006

NOTICE

Maharashtra
Regional and
Town Planning
Act, 1966

No.TPS-2905/3248/CR-121(C)/05/UD-9:

Whereas, Hinganghat Municipal Council (hereinafter referred to as 'the said Municipal Council') by its Resolution No. 8, dated 16/2/1991 has made a declaration under section 38 read with Section 23(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act no. XXXVII of 1966) (hereinafter referred to as 'the said Act') of its intention to revise the sanctioned Development Plan of Hinganghat and to prepare the draft Development Plan of extended limits of Hinganghat Municipal Council (hereinafter referred to as 'the said draft Development Plan ') and the notice of the said declaration was published in the Maharashtra Government Gazette Part- I A Nagpur Division supplement dated 14/4/1994 on page No. 69;

And whereas, the said Municipal Council, after carrying out survey of the entire area within its jurisdiction prepared and published a Draft Development Plan of Hinganghat (Revised + Additional Area) on 22/10/1999 and published a notice to that effect in Maharashtra Government Gazette, part- I A Nagpur Division supplement, dated 20/4/2000 in accordance with the provisions of sub-section (1) of section 26 of said Act;

And whereas, the said Municipal Council, after considering the suggestions and objections received by it from the public, modified the said Development Plan in accordance with the provisions of section 28 of the said Act and submitted the said Development Plan to the State Government under sub-section (1) of Section 30 of the said Act, on 1/3/2003;

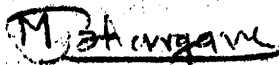
And whereas, the Government of Maharashtra in Urban Development Department vide its Notification No.TPS-2905/3248/CR.121(B)/05/UD-9, dated 26.4.2006 has sanctioned part of the said Revised Development Plan (Revised + Additional Area) of Hinganghat excluding some part as shown on Plan (numbered as EP-1, EP-2, etc) in Orange colour (hereinafter referred to as 'the said excluded part');

And whereas, the Government of Maharashtra has proposed certain modifications in said excluded part of the Development Plan of Hinganghat which are considered to be of substantial nature;

Now, therefore, in exercise of the power conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra here by ;

- (a) gives a notice announcing its intention to make certain modifications in the said excluded part of Development Plan Hinganghat (Revised + Additional Area) as described in the schedule appended hereto,
- (b) directs that a copy of the Plan showing proposed modifications in the said excluded part of Development Plan of Hinganghat should be kept open for public inspection on all working days in the office of the
 - (i) Chief Officer, Municipal Council, Hinganghat
 - (ii) The Deputy Director of Town Planning, Nagpur Division, Nagpur.
- (c) invites suggestions and objections from any person in respect of proposed modifications within a period of 60 days from the date of publication of this notice in the Maharashtra Government Gazette. Any suggestion/ objection shall be addressed to the Deputy Director of Town Planning , Nagpur Division, Nagpur, Room No. 108/109/ 1st floor, Old Secretariat Building, Civil Lines, Nagpur 440 001 with a copy to the Principal Secretary, Urban Development Department, Mantralaya, Mumbai;
- (d) appoints the Deputy Director of Town Planning , Nagpur Division, Nagpur, as an "officer" under sub section (2) of section 31 of the said Act;
- (e) the "Officer" i.e. Deputy Director of Town Planning, Nagpur Division, Nagpur is directed to hear any such person in respect of suggestions and objections received by him in the stipulated period and to submit his report thereon to the State Government.

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargve)
Section Officer

DRAFT DEVELOPMENT PLAN OF HINGANGHAT (REVISED)

ACCOMPANIMENT OF GOVERNMENT NOTIFICATION NO.TPS-2905/3248/cr-121(C)/05/UD-9
Dated : 26/4/2006

SCHEDULE OF MODIFICATIONS OF SUBSTANTIAL NATURE

EP. No.	Excluded Portion No.	Site No. /S.No.	Proposed Reservations/Allocations of Land Use published under Section 26 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Hinganghat	Proposed reservations/allocations of Land Use submitted under Section 30 of Maharashtra Regional & Town Planning Act 1966 by Municipal Council, Hinganghat	Modifications of Substantial Nature as proposed by Government under Section 31(1) of Maharashtra Regional & Town Planning Act 1966
1	2	3	4	5	6
1	EP1	Site No.35, Site for ITI	Site for ITI, Appropriate Authority is Technical Department.	Site for ITI, Appropriate Authority is Technical Department.	Appropriate Authority is proposed to be as Technical Department of Maharashtra State for site No.35 as mentioned in the Development Plan Report.
2	EP-2	Site No.47	Recreation Ground, Appropriate Authority is Government.	Recreation Ground, Appropriate Authority is Government.	Appropriate Authority is proposed to be as Municipal Council.
3	EP-3	Site No.83	Librar School as per Development Plan Report & Library as per Development Plan.	Librar School as per Development Plan Report & Library as per Development Plan.	Correction is proposed to be made in Development Plan Report as Library, instead of Librar School.

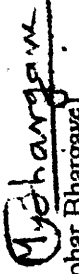
4	EP-4	Hinganghat, S.No.214/1, 214/3	Agriculture Zone	Residential Zone	The land under S.No.214/1, 214/3 of Hinganghat is proposed to be included in Agriculture Zone as per plan published under Section 26 as shown on plan.
5	EP-5	Site No.45	Site No.45, Market	Deleted and included in Residential Zone.	Site No.45 is proposed to be reinstated as per plan published under Section 26 & redesignated as Shopping Centre & Offices as shown on plan.
6	EP-6	Site No.88	Site No.88, Primary School	Deleted and included in Residential Zone.	Site No.88 is proposed to be reinstated as Primary School as per plan published under Section 26, as shown on plan.
7	EP-7	Site No.86	Site No.86, Play Ground	Deleted and included in Residential Zone.	Site No.86 is proposed to be reinstated as Play Ground as per plan published under Section 26, as shown on plan.
8	EP-8	Site No.8 & 9	Site No.8, Play Ground Site No.9, Primary School	Deleted and included in Residential Zone.	Site No.8 is proposed to be reinstated as Play Ground and site No.9 is proposed to be reinstated as Primary School as per plan published under Section 26, as shown on plan.
9	EP-9	Site No.61, and 63	Site No.61, Primary School Site No.63, Play Ground	Site No.61 and 63 deleted and included in Residential Zone.	Site No.61 is proposed to be reinstated as Primary School and site No.63 is proposed to be reinstated as Play Ground as per plan published under Section 26, as shown on plan.
10	EP-10	Site No.31 and 18 mt. wide D.P. Road	Site No.31, Play Ground & 18 mt. wide D.P. Road	Site No.31 is deleted and included in Residential Zone and alignment of 18 mt. wide D.P. Road has been changed.	Site No.31 is proposed to be reinstated as Play Ground and alignment of 18 mt. wide D.P. Road is proposed to be reinstated as per plan published under Section 26 as shown on plan.

11	EP-11	TO PROPOSED MODIFICATIONS OF DEVELOPMENT CONTROL RULES :
		<p>i) Page No. 8 and 9 of D.P.Report Rule No.5.1 (e)</p>
		<p>ii) Page No. 11, Rule No. 9.4</p>
		<p>iii) Page No.11</p>
		<p>iv) Page No.19, Rule No.20.3.2 (b)</p>
		<p>(1) New sentence in the rule 5.1(e) (xi) is proposed to be added :- 5.1(e) (xi) :- Give particulars of the parking provided and required under Regulation No.21.</p>
		<p>(2) Rule No.9.4 is proposed to be deleted.</p>
		<p>(3) New Rule No.9.6 is proposed to be added as under :- Rule 9.6 :- Unless the development charges are paid by developer/plot owner as per the amendment in Section 124 of the Maharashtra Regional & Town Planning Act, 1966, development/layout/building permission shall not be granted.</p>
		<p>(4) Rule No.20.3.2 (b) is to be deleted and proposed to be added following new rule b) Ground coverage shall not exceed 1/3rd of the net plot area and built up area on all floors shall not exceed the net plot area. Parking spaces shall be provided as per Regulation No.21.</p>

		v) Page No.20, Rule No.20.3.3	----	----	(5) Following new sub-rule 20.3.3 (a) is proposed to be added in Rule No.20.3.3 :- 20.3.3 (a) : For any of the above types of building total of built up area on all floors shall not exceed the net plot area.
		vi) Page No. 39, Appen-dix B	----	----	(6) In Appendix B, following new sentence is proposed to be added in the end of the Paragraph as under :- I have confirmed that the proposed construction is as per the norms as specified by Indian Standards Institute for resistance of earthquake.
		vii) Page No 40, Appen-dix C	----	----	(7) Following new Rule No.C.5.2 is proposed to be added after Rule No.C.5.1 :- C.5.2 : Every technical person must certify on plan that, the plans prepared by him are in accordance with the norms as specified by Indian Standards Institute and he will held responsible for any harm caused in earthquake due to negligence of the standards, if it is not possible for him to certify, then same should be obtained from Indian Standards Institute and accordingly be noted on plan.

NEW REGULATIONS IN DEVELOPMENT CONTROL RULES :				
				<p>(8) Following new provisions are to be added in DCR as Rule No. 34 at the end.</p> <p>LPG godown subject to following conditions :-</p> <p>(i) Plot area should not be less than 2,000 sq.mt.</p> <p>(ii) FSI upto 0.2 max. is permissible</p> <p>(iii) Only ground floor structure is permissible.</p> <p>(iv) Compulsory trees at the rate of 500 trees per ha. should be planted.</p> <p>(v) Even after getting approval, the permission can be treated as cancelled if any of the above conditions is not followed properly.</p> <p>34.1 Petrol Pump subject to following conditions :-</p> <p>(i) Location of petrol pump site should be on highway or any road more than 18 mt. wide.</p>
				<p>(9) Following new Regulation No.29 regarding Installation of Water Heating System is proposed to be added on page No.89 of D.C.R. (No.DCR-1094/2829/UD-11, dated 19.9.1995)</p>

					<p>(11) Regarding Commercial use of land in the possession of MSRTC. :- Notwithstanding any thing to the contrary in these regulations or the Development Plan/ planning proposals land in the possession of the MSRTC shall be allowed to be developed for commercial use to the extent of 50% of the admissible Floor Space Index (FSI) subject, however to the general restrictions otherwise applicable to such development and also in accordance with the Government of Maharashtra Home Department, Resolution No.STC 3400/CR- 148/TRA-1, dated 1st February 2001 as may be modified from time to time.</p>
					<p>(12) Regulation for Information Technology No.TPS 2004/687/CR 26/2004/UD-13, dated 20th May 2004</p>
					<p>(13) Regulation for Rain Water Harvesting. No.TPB-432001/2133/CR-230/01/UD-11, dated 10.3.2005.</p>


(Manohar Bhargava)
Section Officer